

Spring Valley Community Planning Group
P.O. Box 1637, Spring Valley, CA 91979-1637

Regular Meeting Minutes

Meeting held at San Miguel Fire District Headquarters
2850 Via Orange Way, Spring Valley, CA 91978

May 25, 2010

Members

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|-------------------------------------|-------------------------|
| 1. Robert Eble (a) | 9. Clifton Cunningham |
| 2. Lora Lowes | 10. Willis Conley (a) |
| 3. Rodney Gibbons, Vice Chairman | 11. John (Skip) Flynn |
| 4. Marilyn Wilkinson, Secretary (a) | 12. Walter Lake |
| 5. Scott Montgomery, Chairman | 13. Edward Woodruff (a) |
| 6. John Eugenio | 14. Anthony Shute (a) |
| 7. Richard Preuss | 15. Robert Decker |
| 8. Michael Daly | |

Chairman Scott Montgomery called the meeting to order at 7:04p.m. with a quorum of 10 present. The minutes of 5/11/2010 were approved as corrected. Vote 10-0-0

1. Open Forum: None

2. Actions Items/Informational Items/Projects:

- a. **County General Plan Update Zoning Consistency Review. Preparation of comments to Dept of Planning & Land Use:** Presenter Lora Lowes. Lora identified the Issues and Policy wording being proposed by Dept of Planning & Land Use and incorporate zone changes from M58 to M52 being proposed by DPLU. Lora read the wording for Policy LU 1.1.4 regarding non-conforming land use. Eric Lardy of DPLU explained the changes for non-conforming uses. Eric stated that a non-conforming use that is out of operation for a period of one year will not be able to continue the non-conforming operation. Lora read Goal LU 2.1 and all agree that the word "Strongly" would be acceptable to use along with discourage when the SVCPG wants to convey a strong message. Lora read Issue LU 1.6.1 and the SVCPG agreed that the future density should be no more than 15. Issue 1.6.1 and Policy LU 1.6.1, LU 1.6.2 are ok as presented. The Specific Plans and Special Study Areas are satisfactory as presented. Bob Citrano of DPLU identified the various areas on the county map where zoning changes from M58 to M52 will occur. Eric Lardy of DPLU explained M58; M54 and M52 uses. There were numerous public speakers regarding the proposed change from M58 to M52, following are names of the public speakers: Fred Wratilaw, 2555 Sweetwater Springs Blvd., spoke in opposition of the proposed change. Debbie Kissinger, 2526 Folex Way, spoke in opposition of the proposed zoning change. Paul E. Leary; Mark A. Sasko; Rick Chapman and Ken Albrecht, 2520 Sweetwater Springs Blvd., spoke in opposition of the proposed zoning change and how would the property owners be compensated due to the change in zoning.

Billie Lundy, 10630 Willie Baker Way, spoke in favor of the proposed zoning change from M58 to M52.

Stuart Gardner, 600 W. Broadway, San Diego, speaking for Folex Company, favors zoning changes.

Ken Robak is opposed to zoning change from M58 to M52.

Robert D. Hodge, 2513 Folex Way, Spring Valley, 91978 provided comments in favor of zoning change from M58 to M52.

Based on the amount of public input regarding the change in zoning from M58 to M52 a motion was not made and topic tabled until 6/8/2010 meeting. DPLU is planning to attend and will provide additional data needed to make a decision regarding zoning change.

- b. **S10-009 Site Plan for Office at Elekelton Blvd and Ashmor Ave.:** Presenter Lora Lowes and Cliff Cunningham; Proponent: Michael Bakhtiari. Requested that Mr. Bakhtiari return in two weeks with site plans that show lighting, trash bin enclosure and location along with plans for any signage that will be displayed on the building.
- c. **P10-11 (3300-10-011) ATT 1012 Calavo Ckt. (Cell phone site by Next G of CA)** Presenter Rodney Gibbons; Proponent Ted Marioncelli. Rodney provided pictures of the addition to the cell tower. Ted Marioncelli provided a presentation of NextG Networks that had pictures of previous installations. Rodney made a motion to approve the addition and seconded by Richard Preuss. Vote 9-1-0 Lora Lowes opposed.
- d. **Major Use Permit Modification of cell phone site 3301-69-129-12 (P69-129-W6) request by Clearwire / Sprint at 3902 Kenwood Dr.:** Presenter Lake. Walter presented the information regarding the modification and the SVCPG suggested that fake palm frawns be utilized to camouflage the antennas. Walter made the motion to approve the modification and was seconded by Richard Preuss. Vote 10-0-0
- e. **Modification of Planning Commission Recommendation of 20 dwelling unit / acre to Board of Supervisors regarding Massy Property on Grand Ave approx. .75 miles north of Jamacha Rd. cross Chestnut / west of Grand:** Presenter Lowes, Proponent: Spring Valley Community Planning Group. Lora identified the concerns with 20 DUA, and the problems that over development on a steep hill would bring. Also, the adjacent property are 7.3 DUA. Lora made a motion that 7.3 DUA be approved and that the dwelling unit / acre (DUA) be consistent with adjacent property, seconded by John Eugenio. Vote 10-0-0

3. Committee Reports:

- a. **Chair Report:** Next election for even numbered chairs and each committee member should contact the Registrar of Voter from July 12 to August 6, 2010 to file for next election. Point Project: Marilyn Wilkinson absent
- b. **Code Compliance:** Willis Conley absent
- c. **Transportation:** Walter Lake reported that Omega St. to Jamacha Blvd. will be closed.
- d. **Neighborhood Stabilization Project:** No report

4. **Announcements/Future Items:** Scott noted a letter from DPLU looking for alternative representation to DPLU projects. Gibbons accepted the review of a minor use permit for Clearwire at 2386 Bancroft. Lake to review SANDAG notice and provide any input that may impact SVCPG. Lora to review Density Bonus and report to SVCPG. Lora to review Wildland Fire and report to SVCPG.
5. Adjourn 9:50p.m.